



100 GROVE ST. | WORCESTER, MA 01605

September 24, 2020

Grafton Zoning Board of Appeals
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

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Zoning Board of Appeals

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**Subject: Fisherville Terrace
Review of Proposed Amendment to Comprehensive Permit**

Dear Board Members:

We received the following documents on September 15, 2020:

- Correspondence from SEB, LLC to Grafton Zoning Board of Appeals dated August 17, 2020 re: Fisherville Terrace, Amendment of Comprehensive Permit.
- Plans entitled Fisherville Terrace, a Comprehensive Permit Plan, Grafton, Massachusetts dated August 21, 2020, prepared by Turning Point Engineering for Fisherville Terrace, LLC. (6 sheets)
- Architectural plans for Fisherville Terrace dated June 4, 2020, prepared by Winslow Architects, Inc. for Fisherville Terrace, LLC. (7 sheets)
- Bound document entitled Stormwater Management Report for "Fisherville Terrace" dated August 21, 2020, prepared by Turning Point Engineering for Fisherville Terrace, LLC.

Our comments follow:

1. As noted in SEB, LLC's correspondence, the plans propose 100 dwelling units within 50 buildings. Likewise, no changes are proposed for the horizontal road layout, the vertical road layout, the drainage system within the roadway and the stormwater impoundments. GEI concurs with the reported net impervious area increase of approximately 0.6 acres. As would be expected, the plans include minor grading and drainage system modifications proximate to the buildings because of the change to the building locations to accommodate the increased number of dwelling units.
2. GEI reviewed the amended hydrology calculations and found them to be in order.
3. Compliance with the MassDEP Stormwater Management requirements is reasonable except that the post-development peak runoff rate during a 10-year storm event slightly exceeds the pre-development runoff rate. If the proposed dwelling unit modification is to go forward, this post-development peak runoff rate will have to be further reduced. I would anticipate that a modification would be made to one or more stormwater impoundment outlet control structures.
4. By scaling the plans, the buildings are now proposed approximately fifteen feet apart whereas the approved plans had buildings slightly farther apart at 16 to 17 feet. The plans appear to comply with condition F5 of the Comprehensive Permit Decision, which requires a minimum

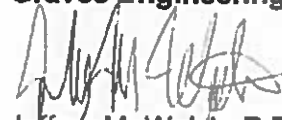
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fire access width of 15 feet between all structures. Nevertheless, if not already done the ZBA may wish to solicit comments from Town departments.

5. GEI has no issues with the lengths of the dwelling units' driveways.
6. The amended plans eliminated the bus shelter, community mailbox, sidewalk and crosswalk located near the intersection of the two loop roads. GEI is not aware of the reason for these features to be eliminated.
7. The plans propose an increase of three parking spaces at the parking area near station 24+50 and an increase of one parking space at the parking area near station 31+50. GEI has no issue with the increased number of parking spaces.
8. If the proposed dwelling unit modification is to go forward, the plans will need to be further developed to include pertinent information (e.g. pipe invert elevations and pipe diameters) where minor drainage system modifications were made near the buildings. GEI also understands that the locations of the affordable dwelling units will need to be added to the plans.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Stephen O'Connell; Turning Point Engineering